

Board of County Commissioners

Development Review

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Development Review Committee Meeting **June 28, 2004**

Members Present: Roberta Rogers-Director/Chairperson, Richard Helms-Development Coordinator, Charles Cilenti-Planner, Becky Howard-Deputy Clerk, Terry Neal-Attorney, Skip Lukert-Building Official, Barry Ginn-Ginn Engineering, Marie Keenum-911 Coordinator, Brad Burris-Fire Services, Keith Hunter-Environmental Health, Dale Parrett-Public Works and Alysia Akins-Secretary.

The meeting convened at 2:00 P.M.

Mr. Helms moved to approve the minutes from the June 21, 2004 meeting. Mr. Cilenti seconded the motion and the motion carried.

Michael Springstead, Springstead Engineering, arrived at 2:01 PM.

Old Business:

Cindy Brooker Chevrolet – Major Development – Preliminary and Engineering Review

Jeff Head, Farner Barley and Associates, Inc., was present and requested preliminary and engineering approval to construct a car dealership. Staff comments were discussed and the following need to be provided: 1) a boundary survey, 2) Department of Transportation permit approval, 3) an impact study, 4) Division of Historical Resources approval, 5) sign dimensions, 6) a copy of the letter from the City of Wildwood regarding utility connections, and 7) details for exterior lighting. Stop bars need to be added to the plans and correct setbacks for the sides and rear need to be shown. A mobile home park is located to the west of the project. Setback requirements from wetland areas were discussed. A wetland buffer is included on the plans. The jurisdictional wetlands were discussed. The “Get Ready” area, or detail area, will have water and sewer connections. Mr. Head will check on any trees of concern to be removed. The screening requirements along the west boundary were discussed. A landscape plan will be provided. A sprinkler system is required. Mr. Head will verify if there are any other flood zones located on the property other than the wetland area. An additional fire hydrant is needed in the southwest corner of the project boundary. Mr. Burris stated a fire alarm system would be required and recommended it be tied into the body shop area. The enunciator panel

should be shown. Engineering comments were discussed and the following need to be provided: 1) a landscape plan, 2) a traffic study, and 3) copies of all regulatory agency permits. The projected number of employees needs to be shown on the plans. There are no 100-year flood plains associated with the wetland area. The drainage structure was discussed. The purpose of the interceptor swale is for overflow from the water retention area. Mr. Parrett stated parking lot details were needed for the asphalt and a diagram for the energy dissipater is also needed.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Ginn seconded the motion and the motion carried.

Mr. Ginn excused himself at 2:25 PM.

New Business:

Amsouth Bank @ The Villages Financial Center – Major Development – Preliminary and Engineering Plan Review

John Rawson and Rick Krietemeyer, Interplan LLC, were present and requested preliminary and engineering plan approval to construct a bank building with parking area. Staff comments were discussed and the following need to be provided: 1) on-site sign dimensions, 2) a dumpster pad, 3) a by-pass lane, and 4) a copy of the recorded deed. Building setback lines need to be added and the site data needs to be corrected. A shredding company will be used for the bank waste, but a dumpster location can be shown on the plans. Setbacks for C-466 and Parr Drive were discussed. The light pole on the sidewalk shown on the plans has been removed. The Villages will provide the names for the roads and address the building. The primary access will be from Parr Drive. Engineering comments were discussed and included the following: relocate the fire hydrant, equally divide the entrance lanes and provide copies of all regulatory agency permits. Limits of construction were discussed. A joint access agreement was provided by SunTrust, and runs with the property.

Mr. Helms moved to approve the preliminary and engineering plans, subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: The Villages Library – Major Development – Preliminary Plan Review

Jeff Head, Farner Barley and Associates, Inc., was present and requested preliminary approval to construct a library building. Staff comments were discussed and included the following: relocate the entrance, show sidewalk breaks, correct the parking data, add drainage patterns to the plans, provide a legend, provide setback distances, correct the error in the legal description and show details for the dumpster enclosure. The applicant does not want to relocate the proposed driveway. Staff recommends relocation due to the existing turn lane not providing any area for merging. The existing turn lanes on Belvedere Boulevard were discussed. Aesthetics vs. traffic safety were discussed.

The handicapped parking area and sidewalk are flush with the ramp. Dumpster pad enclosures were discussed. Changes to the enclosures are sometimes shown on the record drawings.

Mr. Springstead moved to approve the preliminary plans, subject to all comments being addressed on revised plans, and the entrance being relocated. Mr. Helms seconded the motion and the motion carried.

Next Meeting Date:

The next meeting is scheduled for July 12, 2004.

Mr. Helms moved to adjourn. Mrs. Keenum seconded the motion and the motion carried. The meeting adjourned at 2:55 PM.